

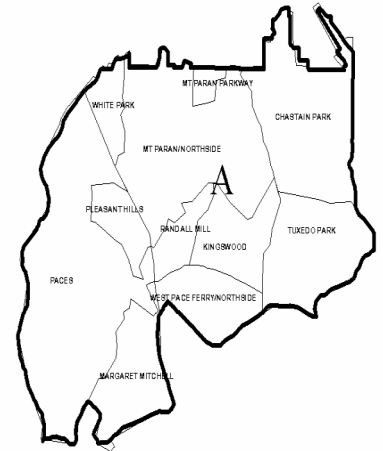
MEETING NOTICE: NEIGHBORHOOD PLANNING UNIT A

WHEN: Tuesday, September 5, 2006
TIME: 7:15 P.M.
WHERE: W. T. Jackson School
1325 Mt. Paran Road

SPONSORS: **NPU-A** and the Bureau of Planning

FOR FURTHER INFORMATION CONTACT:

James C. Nobles, Chairperson (404) 365-9600
Sandra Adair, Zoning Secretary (404) 266-1877
Charletta Wilson Jacks, Assistant Director (404) 330-6145
Wendy Scruggs-Murray NPU/Citizen Participation Coordinator (404) 330-6899
Dee Merriam, Planner (404) 330-6143



AGENDA

1. **Special Events/Outdoor Festivals**
 - 2006 Metro Atlanta Memory Walk
2. **Crime & Public Safety report.**
3. **V-06-181 The Piazza at Paces – 3284 & 3300 Northside Parkway & 3303 Howell Mill Road, N.W. BZA on September 1, 2006.**

Applicant seeks a special exception from zoning regulations to reduce the off-street parking requirement from 1461 spaces to 1095 spaces. Applicant also seeks a variance from zoning regulations to reduce the front yard setback from 50 ft. (required) to 30 ft. and the transitional rear yard setback 0 ft. for the construction of a new office building and parking deck. Zoned RLC-C.
4. **V-06-234 375 Blackland Road- BZA on October 6, 2006, at 1:00 P.M.**

Applicant Derek Hopkins (Harrison Design Associates) for property owner Lew Dickey seeks a special exception from zoning regulations to erect a 5' 4" wrought iron fence with 6' 8" brick columns, and 10' 6" entry gates with 10' 10" columns, in the front yard where fences are limited to 4' in height. Zoned R-2; 5 acres.
5. **V-06-217 3573 Haddon Hall Road, N.W. BZA on 9/15/06 at 1:00 P.M.**

Applicant Candace Carlson (Norris Broyles Architects, Inc.) for property owners Peggy & John Shepard seek a variance from zoning regulations to reduce the required front yard setback from 60 ft. (required) to 45 ft. and the north side yard setback from 15 ft. (required) to 14 ft. to allow for a garage addition to an existing single-family house. Zoned R-2; area is 1.1o acres.
6. **V-06-224 2998 Clarendale Drive. BZA on 9/15/06, at 1:00 P.M.**

Applicant Michael Lynam seeks a variance from zoning regulations to reduce the Required front yard setback from 50 ft. to 18 ft., the south side yard setback from 10 ft. to 1.5 ft., the 1/2 depth front yard from 25 ft. to 16.5 ft., the rear yard setback from 20 ft. to 2.6 ft. and exceed 40% lot coverage to allow for the construction of a 1st and 2nd story addition and detached garage. Also, he seeks a variance to allow for the detached garage to exceed 30 % of the principal structure in floor area, exceed 20 ft. in height, project in front of the principal structure, and exceed 25% of the required rear yard, where otherwise prohibited. Amended application on 8/17/06; (exceed 20ft. in height) has been removed by the City. Zoned R-3.

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7. **V-06-244 649 Tuxedo Place. BZA on October 6, 2006, at 1:00 P.M.**
Applicant Koets Corporation for homeowners April and Philip Nagel seek a variance from zoning regulations to increase the lot coverage from 35%(required) to 41% for the addition of a new detached garage; zoned R-2 and is 43,592 sq. ft.
8. **SD-06-52 147 Blackland Road. SD Review Committee meets August 9, 2006.**
Herbert Kennedy for Kennedy Consulting Services seeks to divide one lot into two. Zoned R-3; is 1.655 acres.
9. **SD-06-37 4040 Randall Mill Road.**
Applicant Marsheia Smith (Estes Shields Engineering) for owner Eric Johnson seeks to subdivide the property at 4040 Randall Mill Road into four lots.

Results of July 21 BZA:

V-06-104-Ridgewood Road-approved as amended. Planting of an evergreen landscape screen. Reduced height from 54' to 43.5' by reducing height of each floor by 2' so that the front façade would be 35' in height which is the height limit.

The Community Development/Human Resources Committee *Public Hearing* for the 2007-2012 Capital Improvements Program (CIP) will be held September 11, 2006; 6:00 pm at the City of Atlanta Council Chambers, 55 Trinity Avenue, S.W.

The CIP document can be viewed in the City of Atlanta Clerk's Office at 55 Trinity Avenue, S.W. or can be viewed online at

www.atlantaga.gov/government/planning/burofplanning.aspx

**Please contact Deon Franklin for CIP questions
at 404-330-6910**